



BOARD OF ADJUSTMENT VARIANCE APPLICATION

Case Number: C10- 18-10 Activity Number: T18SA00255 Date Accepted: 6/19/18

PROPERTY LOCATION INFORMATION

Property Address: 1810 N. Cloverland

Project Description: Detached carport in front of residence

Zoning: R1

Property Size (sqft): 12,103

Number of Existing Buildings: 3

Number of Stories: 1

Height: 13'3"

Legal Description: 1810 N. Cloverland Lot # 26 Block #1 Cloverleaf Addition

Pima County Tax Parcel Number/s: 121 09 0850

APPLICANT INFORMATION (The person processing the application and designated to receive notices):

APPLICANT: Mark Wilson

ADDRESS: PO Box 13341 Tucson, AZ 85732

PHONE: (520) 490-0533

FAX: ()

EMAIL: wilsonbadillo@cox.net

PROPERTY OWNER (If ownership in escrow, please note): Melanie Badillo & Mark Wilson JT/RS

ADDRESS: PO Box 13341 Tucson, AZ 85732

PHONE: (520) 490-0533

FAX: ()

EMAIL: wilsonbadillo@cox.net

PROJECT TYPE (check all that apply):

- ☐ New building on vacant land
- ☐ New addition to existing building
- ☒ Existing building needs permits
- ☐ Landscaping / Screening substitution

- ☐ Change of use to existing building
- ☐ New building on developed land
- ☐ Modification to wall/fence height
- ☐ Other _____

Related Permitted Activity Number(s): T17DV05765 & T18CM01504

I hereby certify that all information contained in this application is complete and true to the best of my knowledge.


SIGNATURE OF OWNER/APPLICANT

6/17/2018

Date



APPLICANT'S REQUEST TO THE BOARD OF ADJUSTMENT

Provide applicable UDC Section reference, what is required and what is proposed/provided for each variance requested.

This site is located in the R-1 zone (UDC 4.7.8). A single family residence (SFR) is a permitted use in this zone (Table 4.8.2). See Use-Specific Standards 4.9.7.B.5-9.

The minimum required front street perimeter yard is 20 feet or one-half the height of the proposed wall (H), measured from the street property line, whichever is greater, up to a maximum of 90 feet (UDC.6.4.5.C.1a).

Based on the wall height of 10 feet, the required set back to the front street lot is 20 feet. The applicant is proposing 11 feet 5 inches.

The minimum driveway length for a carport is 18 feet to the property line (UDC Section 6.4.5.C.2.b.1.a & b)

The applicant proposes a reduced driveway length from 18 feet to 11 feet 5 inches, as measured to the front street lot line. There is no sidewalk along the front street perimeter yard.

Detached accessory buildings are not permitted in the buildable area extending the full width of the lot between the principle building and the front street lot line (UDC Section 6.6.3B)

The new carport is detached and is located in the front yard.

Case Number: C10- 18-10

Activity Number: _____



BOARD OF ADJUSTMENT – REQUIRED FINDINGS

Arizona State Statutes and UDC Section 3.10.3.K. state that the Board may grant a variance only if the variance request complies with each and every one of these "Findings" in full. It is up to the applicant to explain to the Board how the request complies with each Finding. **Important Note:** Do not leave any "Finding" unanswered or marked "Not Applicable" or "N/A".

1. That, because there are special circumstances applicable to the property, strict enforcement of the UDC will deprive such property of privileges enjoyed by other property of the same classification in the same zoning district;

The residence structure was built in 1969 and the driveway was present prior to the current owns taking possession of the property. The location of the driveway dictates the carports location and the carport is necessary for the protection of vehicles.

2. That such special circumstances were not self-imposed or created by the owner or one in possession of the property;

The residence structure and driveway location were existing and the owner would like to add additional protection for vehicles.

3. That the variance granted is subject to such conditions as will assure that the adjustment authorized shall not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zone in which such property is located;

Accessory buildings such as detached carports and garages are allowed in the zone.

4. That, because of special circumstances applicable to the property, including its size, shape, topography, location, and surroundings, the property cannot reasonably be developed in conformity with the provisions of the UDC;

The location of the existing residence structure and driveway on the lot as well as the size and shape of the property limit the carports location options.

Case Number: C10-18-10

Activity Number: _____



BOARD OF ADJUSTMENT – REQUIRED FINDINGS (CONTINUED)

5. That the granting of the variance shall not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located;

There is 18 feet 6 inches from the structure to the curb and there is no sidewalk. The carport structure is an open structure, and safety should not be impacted.

6. That the proposed variance will not impair an adequate supply of light and air to adjacent property, substantially increase congestion, or substantially diminish or impair property values within the neighborhood; and,

The carport is an open air structure with 10 feet 6 inch clearance to the property line and should not increase congestion or impair property values.

7. That the variance, if granted, is the minimum variance that will afford relief and is the least modification possible of the UDC provisions that are in question.

The carport structure meets side property set backs, and the location is dictated by the existing residence structure/driveway.

The front set back and detached structure are also the most logical.

Case Number: C10-18-10 Activity Number: _____



Pima County Geographic Information Systems

Parcel 121-09-0850

Read the [Disclaimer](#). Information on this page is **unofficial**.

Mail name and address

121-09-0850
BADILLO MELANIE & WILSON MARK JT/RS
PO BOX 13341
TUCSON AZ 85732-3341

Legal description

CLOVERLEAF LOT 26 BLK 1

Situs (property) address

([About situs addresses](#))

Street Address	Jurisdiction	Postal City	Zip Code	
1810 N CLOVERLAND AV	TUCSON	TUCSON	<u>85712</u>	ZIP+4 Lookup

Information for this parcel

- For **Assessor parcel details**, copy and paste Parcel ID **121090850** into the [Pima County Assessor's Parcel Search](#). We cannot link directly. Also see [Assessor Record Maps](#).
- [Real Estate Property Tax Inquiry](#) and [Property Tax Statement](#) from the [Pima County Treasurers's Office](#).
- **Recorded Information** from the [Pima County Recorder's Office](#)
 - [Recorded Document](#) for Docket 12312, Page 8623.
 - [Voter Precinct and Districts](#)
- [Subdivision Plat Map](#) for Book 6, Page 48.
- Pima County [Sanitary Sewer Connection Search](#) from the [Pima County Regional Wastewater Reclamation Department](#)
- **Permits** from [Pima County Development Services](#)
 - [Permit Database Search](#)
 - [Historical Permit Cards](#) - Prior to about 1998
- [Development Activity Records](#) (permit, plat, rezoning) from [City of Tucson Planning and Development Services](#) [Property Research Online](#).
- [Section Information and Maps](#) for Township 14S, Range 14E, Section 2.
This parcel's GIS [overlay details Grids group](#) is a **more complete analysis** of sections when parcel boundaries extend outside of the listed section.
- **Floodplain Information** from the [Pima County Regional Flood Control District](#)
 - [Parcel Floodplain Information](#). See [FEMA Digital Flood Insurance Rate Maps \(DFIRMs\)](#) for more.

ASSESSOR'S RECORD MAP CLOVERLEAF ADDITION

121-09

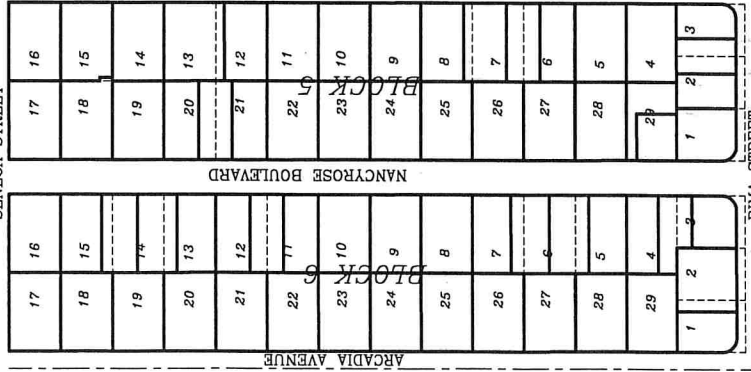
TRAILS END PARK
BOOK 15, PAGE 095 M&P

LAYOUT

TMC MEDICAL PARK TMC MEDICAL PARK SOUTH
BOOK 19, PAGE 043 M&P BOOK 19, PAGE 043 M&P

SEE DETAIL 2

SENECA STREET

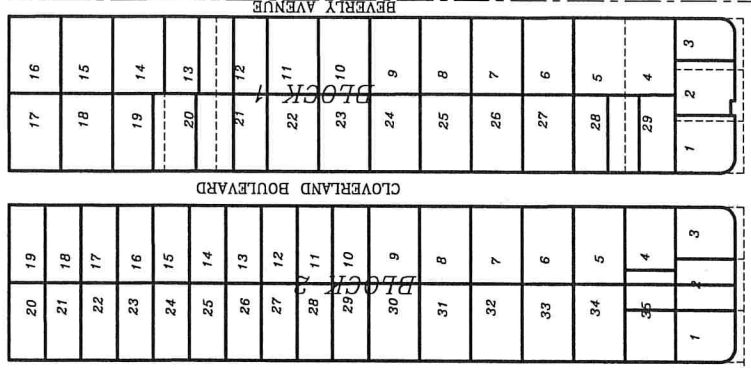


SENeca PARK NO 2
BOOK 08, PAGE 062 M&P

LUTMAN-RHODES
BOOK 09, PAGE 122 M&P

MCCARTHY
BOOK 11, PAGE 078 M&P

SEE DETAIL 1



ADobe MANDR
BOOK 11, PAGE 077 M&P

PIMA VERDE ANNEX
BOOK 09, PAGE 076 M&P

SPEEDWAY NO. 2
BOOK 03, PAGE 098 M&P

AVONDALE
BOOK 04, PAGE 042 M&P

SEE BOOK 06 PAGE 048 M&P
1990-1

S02.T14S.R14E

INP06\06048- 07/02/13



CCS

TO: Board of Adjustment

SUBJECT: Certification of Mailout for 1810 N. Cloverland Tucson, AZ 85712
Project Address

I, Mark Wilson, certify that on June 7, 2018, mailed notice of
Name *date notices mailed*

the neighborhood meeting a minimum of (10) days prior to the meeting date to the parties shown on the attached mailing label list.

Signature:  Date: 6-7-2018

Attachments: Copy of mailing label list and receipt from post office

June 7, 2018

Subject: Neighborhood meeting for our Board of Adjustment Variance Application

Dear Neighbor,

We are proposing a detached carport in between the principle building and the front property line.

Per the City of Tucson Unified Development Code (UDC) this site is located in the R-1 zone (UDC 4.7.8). A single-family residence (SFR) is a permitted use in this zone (Table 4.8.-2). See Use-Specific Standards 4.9.7.B.5-9. The minimum required front street perimeter yard is 20' or one and one-half the height of the proposed wall (H), measured from the street property line, whichever is greater, up to a maximum of 90' (UDC 6.4.5.C.1.a). The minimum driveway length for a carport is 18' to the property line (UDC 6.4.5.C.2.b.1.a & b). Detached accessory buildings are not permitted in the buildable area extending the full width of the lot between the principle building and the front street lot line (UDC 6.6.3.B).

Therefore, this project will require variances to the code requirements. The variances we are seeking are based on a wall height of 10', the required setback to the front street lot line is 20'. We are asking for a variance from 20' to 11'5". We are asking for a reduced driveway length from 18' to 11'5", as measured to the front street lot line. There is no sidewalk along the front street perimeter yard. The new carport is detached and is located in the front yard area.

Prior to submitting our variance application to the City of Tucson Planning and Development Services Department, we are required to offer to meet with our neighbors to discuss our project, answer questions, and address concerns you might have.

The meeting will be held on June 18, 2018, from 4:00pm to 5:00pm, at 1810 N. Cloverland Ave. Tucson, AZ 85712. If you decide to attend, there will be an attendance sheet at the meeting, please be sure to sign in. If you are not able to attend the meeting and have questions and/or concerns, please feel free to contact us via mail at 1810 N. Cloverland Ave. Tucson, AZ 85712.

A formal application for the variances will be submitted to the City of Tucson Planning & Development Services Department. Once our application is processed, we will be scheduled for a Board of Adjustment public hearing in which you may attend and speak at if so desired. You will receive an official notice from the City as to the date, time and place of the Board of Adjustment public hearing as well as a comment form that you may fill out regarding our project.

Thank you and we look forward to meeting with you.

Mark Wilson & Melanie Badillo

Neighborhood Meeting Summary

June 18, 2018

1810 N. Cloverland

June 18, 2018

Meeting started at 4:00pm on June 18, 2018, and lasted for one hour. The meeting was conducted by Mark Wilson. 6 homeowners stopped by the meeting and the plans were discussed with each of them. No attendees expressed concerns about the project and all attendees were in approval of the project. A copy of the sign-in sheet and the plans are attached.

June 18, 2018

Neighborhood meeting for:

1810 N. Cloverland

Shign-in Sheet

Name:

Coretta Kisor

Property Address or interest represented:

1909 N Cloverland

Arrival Time:

4:00

DAVID BAKER

1826 N. CLOVERLAND AVE

4:05

JOE LANGLOIS

1802 N. CLOVERLAND AVE

4:15 PM

Robin Langlois

1802 N. Cloverland Ave

4:15 PM

Lee Fike

1726 N. Cloverland Ave

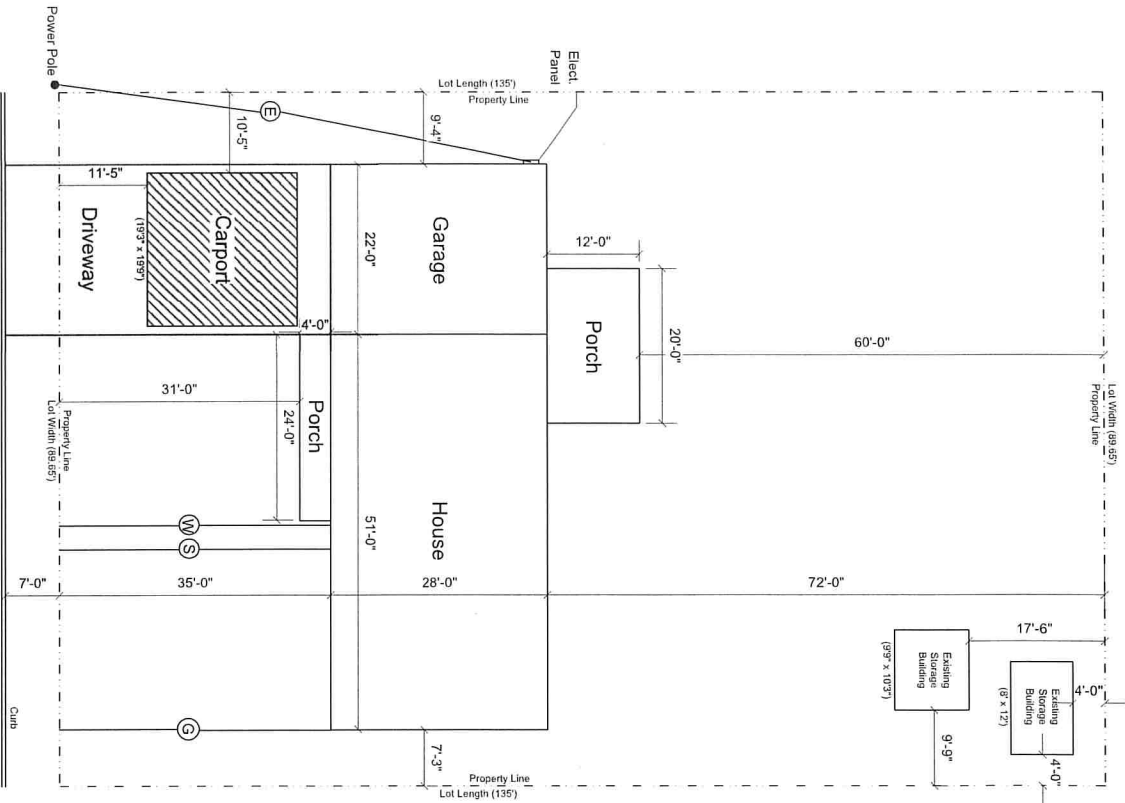
4:30 PM

BuB SLACKS

1813 N. CLOVERLAND AVE

4:30 PM

N. Cloverland



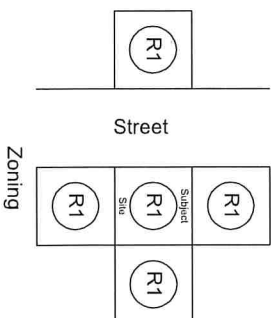
Plot Plan

Legal Description:
1810 N. Cloverland
Lot # 26 Block #1
Cloverleaf Addition

Owner: Melanie Badillo & Mark Wilson JT/RS
Project Address: 1810 N. Cloverland
Project Description: Carport & Electrical
Zoning: R1
Township-Range-Section: 14-14E-02

Lot Coverage Calculations:

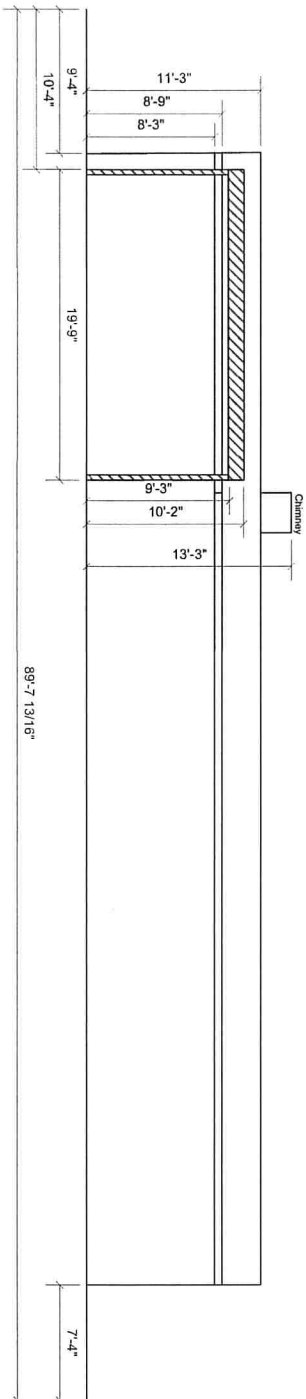
Existing Dwelling	= 1428 sq'
New Carport	= 381 sq'
Accessory Structures	= 532 sq'
Garage	= 616 sq'
Total Under Roof	= 2957 sq'
Driveway/Vehicular Use Area	= 389 sq'
Total Lot Coverage	= 3346 sq'
Lot Area	= 12103 sq'
Lot Coverage %	= 27.65%



Scale: 1/192 : 1

1810 N. Cloverland Ave.
Street View Elevation

 New Carport



1810 N. Cloverland Ave.
New Carport Detail
Scale: 3/8" = 1'0"

